HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Charlottetown CMA

Date Released: October 2015

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Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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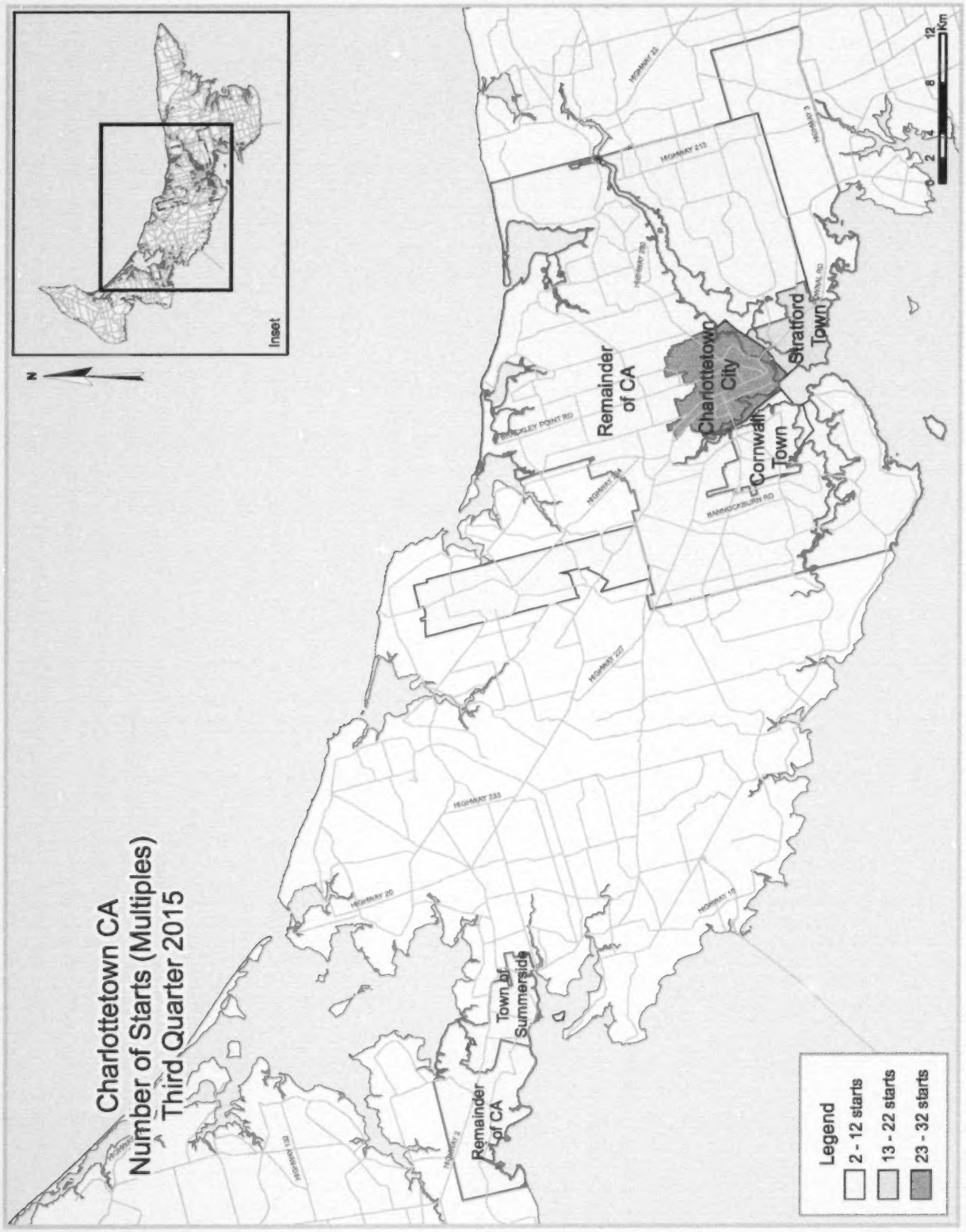
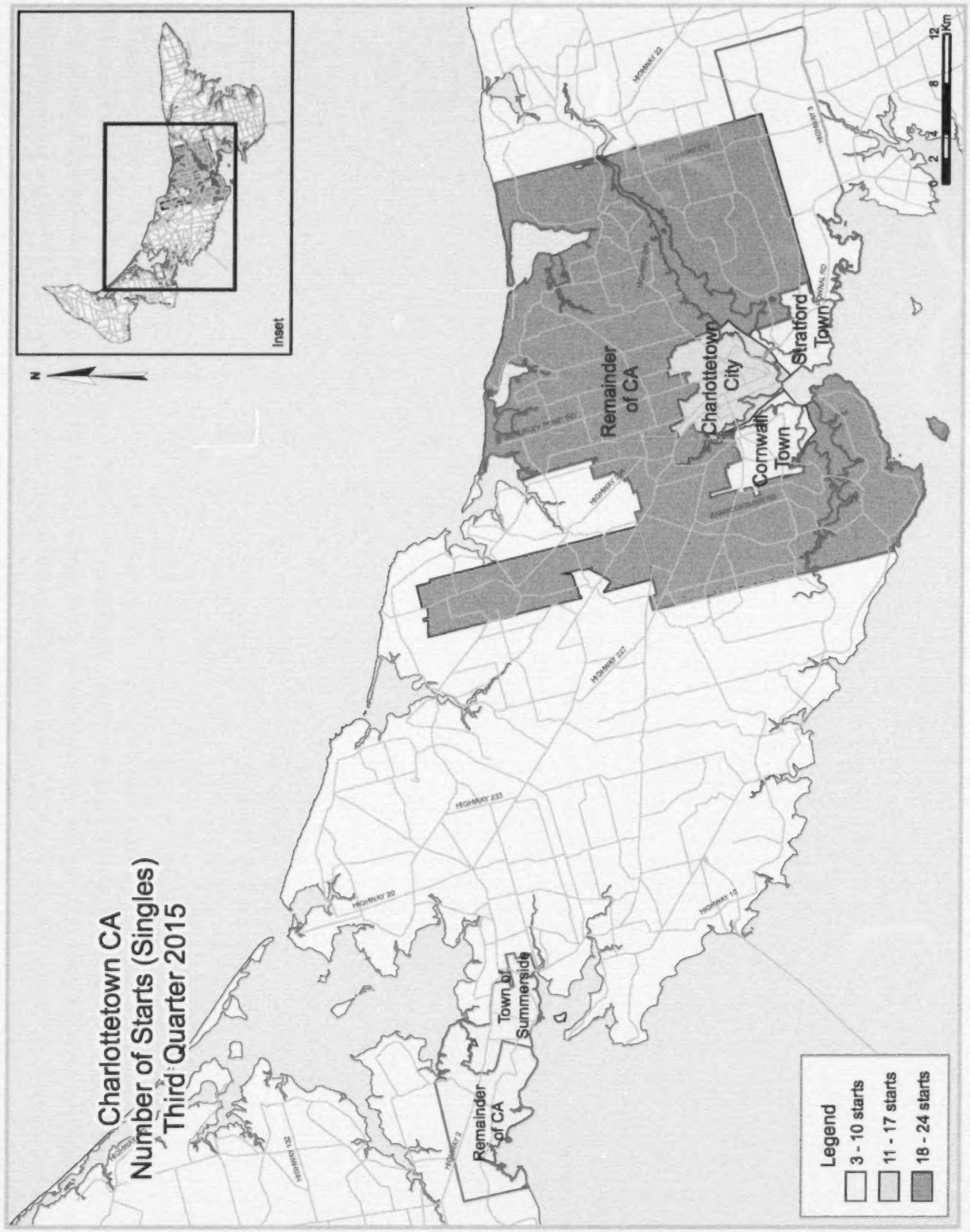
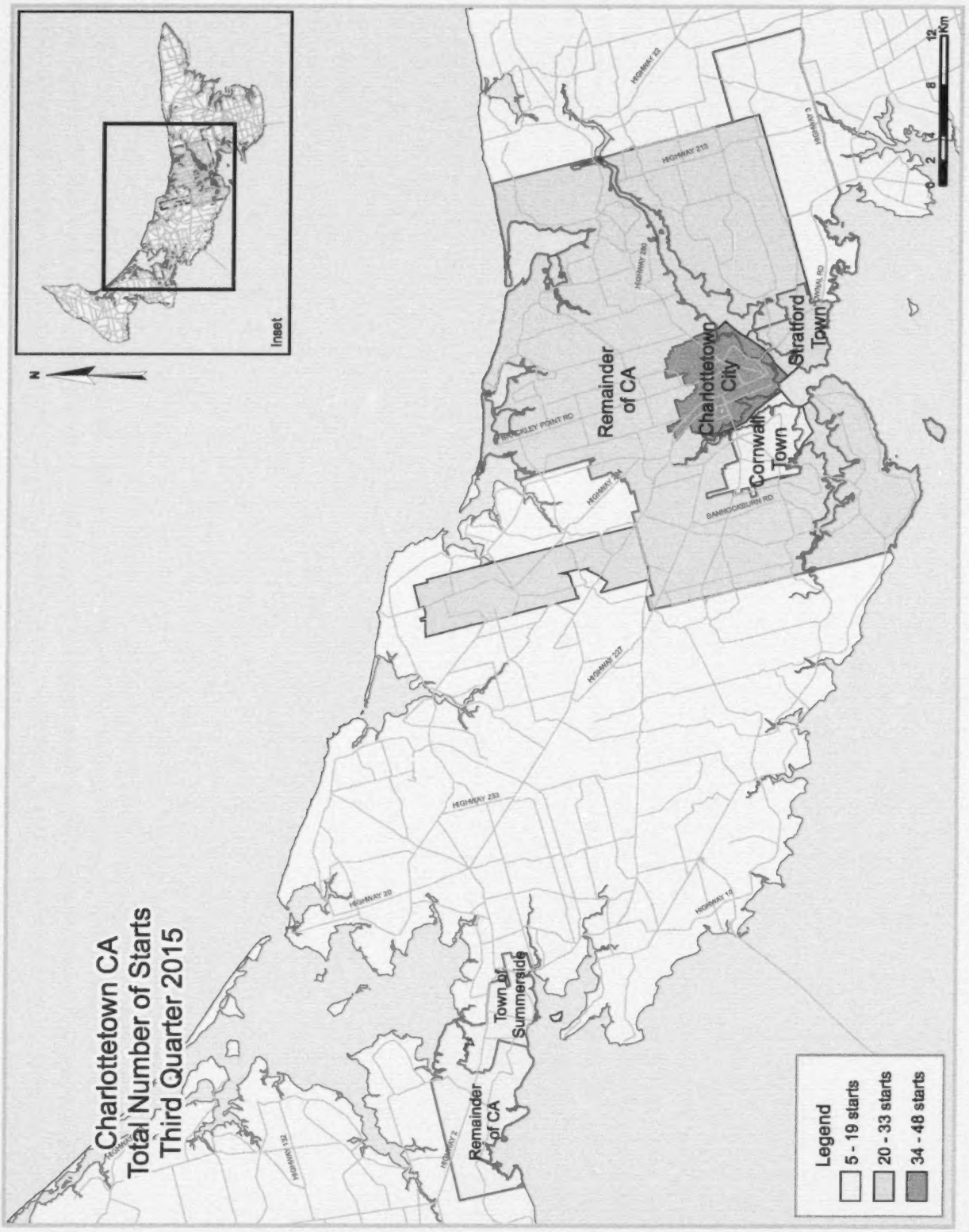
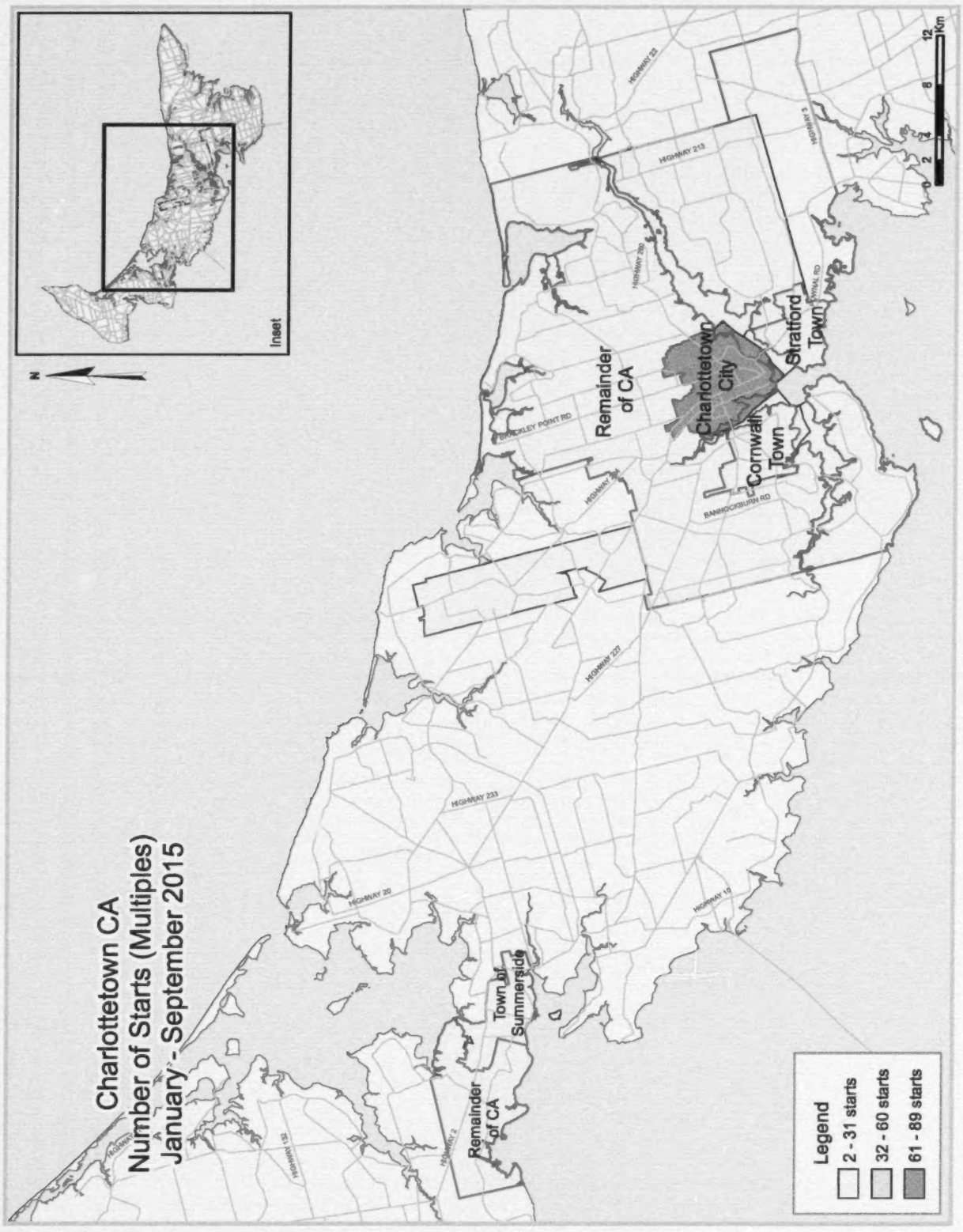
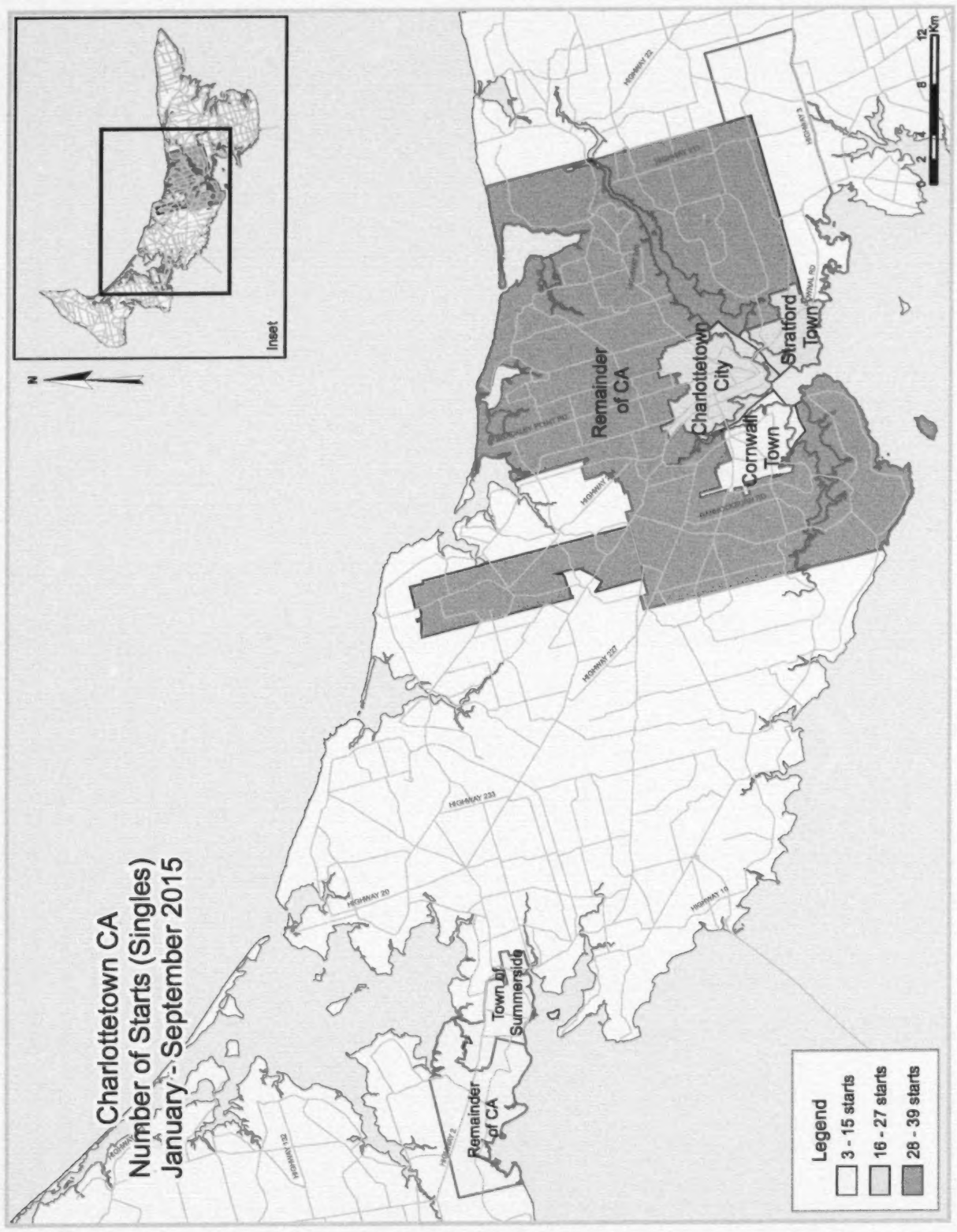

Charlottetown CA
Number of Starts (Multiples)
Third Quarter 2015
Inset
N
Km
0
2
4
8
12
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
HIGHWAY 20
HIGHWAY 213
HIGHWAY 233
HIGHWAY 227
HIGHWAY 1A
BRACKLEY POINT RD
RANNOCHBURN RD
Legend
2 - 12 starts
13 - 22 starts
23 - 32 starts


Charlottetown CA
Number of Starts (Singles)
Third Quarter 2015
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
3 - 10 starts
11 - 17 starts
18 - 24 starts
Km
0
2
4
8
12
HIGHWAY 22
HIGHWAY 227
HIGHWAY 233
HIGHWAY 20
HIGHWAY 2
HIGHWAY 1


Charlottetown CA
Total Number of Starts
Third Quarter 2015
Inset
N
Km
0
2
4
8
12
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
HIGHWAY 23
HIGHWAY 213
HIGHWAY 250
HIGHWAY 227
HIGHWAY 232
HIGHWAY 20
HIGHWAY 1A
HIGHWAY 2
HIGHWAY 12
BUCKLEY POINT RD
BANNOCKBURN RD
Legend
5 - 19 starts
20 - 33 starts
34 - 48 starts


Charlottetown CA
Number of Starts (Multiples)
January - September 2015
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
HIGHWAY 213
HIGHWAY 227
HIGHWAY 233
HIGHWAY 20
HIGHWAY 2
HIGHWAY 1
BRACKLEY POINT RD
RANNOCKBURN RD
0 2 4 8 12 Km
Legend
2 - 31 starts
32 - 60 starts
61 - 89 starts


Charlottetown CA
Number of Starts (Singles)
January - September 2015
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
HIGHWAY 1
HIGHWAY 2
HIGHWAY 20
HIGHWAY 233
HIGHWAY 237
HIGHWAY 22
Legend
3 - 15 starts
16 - 27 starts
28 - 39 starts
0
2
4
8
12
Km

Charlottetown CA
Total Number of Starts
January - September 2015
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
5 - 41 starts
42 - 77 starts
78 - 114 starts
Km
0
2
4
8
12

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	53	6	7	0	0	0	3	24	113
Q3 2014	44	8	6	0	0	0	0	1	59
% Change	20.5	-25.0	16.7	n/a	n/a	n/a	n/a	**	91.5
Year-to-date 2015	98	10	14	0	0	0	5	79	226
Year-to-date 2014	96	16	9	0	0	0	0	48	169
% Change	2.1	-37.5	55.6	n/a	n/a	n/a	n/a	64.6	33.7
UNDER CONSTRUCTION									
Q3 2015	99	10	14	0	0	12	3	126	264
Q3 2014	97	18	6	0	0	59	0	70	250
% Change	2.1	-44.4	133.3	n/a	n/a	-79.7	n/a	80.0	5.6
COMPLETIONS									
Q3 2015	27	4	0	0	0	12	2	13	58
Q3 2014	37	8	3	0	0	0	0	50	98
% Change	-27.0	-50.0	-100.0	n/a	n/a	n/a	n/a	-74.0	-40.8
Year-to-date 2015	83	16	0	0	0	12	8	15	134
Year-to-date 2014	88	10	3	0	0	22	12	124	259
% Change	-5.7	60.0	-100.0	n/a	n/a	-45.5	-33.3	-87.9	-48.3
COMPLETED & NOT ABSORBED									
Q3 2015	3	1	0	0	0	0	n/a	n/a	4
Q3 2014	13	4	1	0	0	18	n/a	n/a	36
% Change	-76.9	-75.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-88.9
ABSORBED									
Q3 2015	34	3	0	0	0	12	n/a	n/a	49
Q3 2014	29	4	2	0	0	2	n/a	n/a	37
% Change	17.2	-25.0	-100.0	n/a	n/a	**	n/a	n/a	32.4
Year-to-date 2015	104	17	0	0	0	12	n/a	n/a	133
Year-to-date 2014	96	8	2	0	0	4	n/a	n/a	110
% Change	8.3	112.5	-100.0	n/a	n/a	200.0	n/a	n/a	20.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	6	4	0	0	0	0	0	1	11
Q3 2014	3	6	0	0	0	0	0	0	9
% Change	100.0	-33.3	n/a	n/a	n/a	n/a	n/a	n/a	22.2
Year-to-date 2015	9	12	0	0	0	0	6	1	28
Year-to-date 2014	6	16	0	0	0	0	8	26	56
% Change	50.0	-25.0	n/a	n/a	n/a	n/a	-25.0	-96.2	-50.0
UNDER CONSTRUCTION									
Q3 2015	9	6	13	0	0	0	0	1	29
Q3 2014	7	16	0	0	0	0	8	26	57
% Change	28.6	-62.5	n/a	n/a	n/a	n/a	-100.0	-96.2	-49.1
COMPLETIONS									
Q3 2015	1	0	0	0	0	0	0	0	1
Q3 2014	1	2	0	0	0	0	0	0	3
% Change	0.0	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-66.7
Year-to-date 2015	7	10	0	0	0	0	6	26	49
Year-to-date 2014	8	2	0	0	0	0	8	22	40
% Change	-12.5	**	n/a	n/a	n/a	n/a	-25.0	18.2	22.5
COMPLETED & NOT ABSORBED									
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Q3 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Q3 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2015	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q3 2015	16	0	0	0	0	0	0	12	48
Q3 2014	10	8	0	0	0	0	0	1	19
Stratford Town									
Q3 2015	7	2	0	0	0	0	0	12	21
Q3 2014	13	0	3	0	0	0	0	0	16
Cornwall Town									
Q3 2015	6	2	7	0	0	0	3	0	18
Q3 2014	5	0	0	0	0	0	0	0	5
Remainder of the CA									
Q3 2015	24	2	0	0	0	0	0	0	26
Q3 2014	16	0	3	0	0	0	0	0	19
Charlottetown CA									
Q3 2015	53	6	7	0	0	0	3	24	113
Q3 2014	44	8	6	0	0	0	0	1	59
UNDER CONSTRUCTION									
Charlottetown City									
Q3 2015	26	2	0	0	0	0	0	108	136
Q3 2014	27	18	0	0	0	35	0	63	143
Stratford Town									
Q3 2015	25	2	0	0	0	12	0	12	51
Q3 2014	31	0	3	0	0	24	0	0	58
Cornwall Town									
Q3 2015	11	4	14	0	0	0	3	6	38
Q3 2014	9	0	0	0	0	0	0	7	16
Remainder of the CA									
Q3 2015	37	2	0	0	0	0	0	0	39
Q3 2014	30	0	3	0	0	0	0	0	33
Charlottetown CA									
Q3 2015	99	10	14	0	0	12	3	126	264
Q3 2014	97	18	6	0	0	59	0	70	250

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket - Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q3 2015	8	2	0	0	0	0	0	0	10
Q3 2014	6	2	3	0	0	0	0	50	61
Stratford Town									
Q3 2015	1	0	0	0	0	12	0	0	13
Q3 2014	9	2	0	0	0	0	0	0	11
Cornwall Town									
Q3 2015	5	2	0	0	0	0	2	13	22
Q3 2014	6	2	0	0	0	0	0	0	8
Remainder of the CA									
Q3 2015	13	0	0	0	0	0	0	0	13
Q3 2014	16	2	0	0	0	0	0	0	18
Charlottetown CA									
Q3 2015	27	4	0	0	0	12	2	13	58
Q3 2014	37	8	3	0	0	0	0	50	98
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q3 2015	1	1	0	0	0	0	n/a	n/a	2
Q3 2014	5	1	1	0	0	18	n/a	n/a	25
Stratford Town									
Q3 2015	2	0	0	0	0	0	n/a	n/a	2
Q3 2014	2	2	0	0	0	0	n/a	n/a	4
Cornwall Town									
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Q3 2014	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CA									
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Q3 2014	5	1	0	0	0	0	n/a	n/a	6
Charlottetown CA									
Q3 2015	3	1	0	0	0	0	n/a	n/a	4
Q3 2014	13	4	1	0	0	18	n/a	n/a	36

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q3 2015	10	1	0	0	0	0	n/a	n/a	11
Q3 2014	4	1	2	0	0	2	n/a	n/a	9
Stratford Town									
Q3 2015	4	0	0	0	0	12	n/a	n/a	16
Q3 2014	9	0	0	0	0	0	n/a	n/a	9
Cornwall Town									
Q3 2015	5	2	0	0	0	0	n/a	n/a	7
Q3 2014	5	2	0	0	0	0	n/a	n/a	7
Remainder of the CA									
Q3 2015	15	0	0	0	0	0	n/a	n/a	15
Q3 2014	11	1	0	0	0	0	n/a	n/a	12
Charlottetown CA									
Q3 2015	34	3	0	0	0	12	n/a	n/a	49
Q3 2014	29	4	2	0	0	2	n/a	n/a	37

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467
% Change	-8.3	-50.6	-100.0	n/a	-100.0	n/a	-75.0	**	4.2
2005	301	89	6	0	3	0	16	33	448

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Charlottetown City	16	10	0	8	0	0	32	1	48	19	152.6
Stratford Town	7	13	2	0	0	3	12	0	21	16	31.3
Cornwall Town	6	5	2	0	10	0	0	0	18	5	**
Remainder of the CA	24	16	2	0	0	3	0	0	26	19	36.8
Charlottetown CA	53	44	6	8	10	6	44	1	113	59	91.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Charlottetown City	25	28	2	12	0	3	87	41	114	84	35.7
Stratford Town	21	26	2	2	0	3	12	0	35	31	12.9
Cornwall Town	13	6	6	0	17	0	0	7	36	13	176.9
Remainder of the CA	39	36	2	2	0	3	0	0	41	41	0.0
Charlottetown CA	98	96	12	16	17	9	99	48	226	169	33.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Charlottetown City	0	0	0	0	0	0	12	1
Stratford Town	0	3	0	0	0	0	12	0
Cornwall Town	7	0	3	0	0	0	0	0
Remainder of the CA	0	3	0	0	0	0	0	0
Charlottetown CA	7	6	3	0	0	0	24	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	0	3	0	0	0	0	67	41
Stratford Town	0	3	0	0	0	0	12	0
Cornwall Town	14	0	3	0	0	0	0	7
Remainder of the CA	0	3	0	0	0	0	0	0
Charlottetown CA	14	9	3	0	0	0	79	48

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Charlottetown City	16	18	0	0	12	1	48	19
Stratford Town	9	16	0	0	12	0	21	16
Cornwall Town	15	5	0	0	3	0	18	5
Remainder of the CA	26	19	0	0	0	0	26	19
Charlottetown CA	66	58	0	0	27	1	113	59

Table 2.5: Starts by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	27	43	0	0	67	41	114	84
Stratford Town	23	31	0	0	12	0	35	31
Cornwall Town	31	6	0	0	5	7	36	13
Remainder of the CA	41	41	0	0	0	0	41	41
Charlottetown CA	122	121	0	0	84	48	226	169

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Charlottetown City	8	6	2	2	0	3	0	50	10	61	-83.6
Stratford Town	1	9	0	2	0	0	12	0	13	11	18.2
Cornwall Town	5	6	4	2	0	0	13	0	22	8	175.0
Remainder of the CA	13	16	0	2	0	0	0	0	13	18	-27.8
Charlottetown CA	27	37	6	8	0	3	25	50	58	98	-40.8

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Charlottetown City	21	23	14	4	0	4	2	146	37	177	-79.1
Stratford Town	15	22	0	2	3	0	12	0	30	24	25.0
Cornwall Town	12	12	4	2	0	4	13	0	29	18	61.1
Remainder of the CA	35	31	0	6	3	3	0	0	38	40	-5.0
Charlottetown CA	83	88	18	14	6	11	27	146	134	259	-48.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Charlottetown City	0	3	0	0	0	0	0	50
Stratford Town	0	0	0	0	12	0	0	0
Cornwall Town	0	0	0	0	0	0	13	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	3	0	0	12	0	13	50

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	0	3	0	1	0	22	2	124
Stratford Town	0	0	3	0	12	0	0	0
Cornwall Town	0	0	0	4	0	0	13	0
Remainder of the CA	0	0	3	3	0	0	0	0
Charlottetown CA	0	3	6	8	12	22	15	124

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Charlottetown City	10	11	0	0	0	50	10	61
Stratford Town	1	11	12	0	0	0	13	11
Cornwall Town	7	8	0	0	15	0	22	8
Remainder of the CA	13	18	0	0	0	0	13	18
Charlottetown CA	31	48	12	0	15	50	58	98

Table 3.5: Completions by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	35	28	0	22	2	127	37	177
Stratford Town	15	24	12	0	3	0	30	24
Cornwall Town	14	14	0	0	15	4	29	18
Remainder of the CA	35	35	0	0	3	5	38	40
Charlottetown CA	99	101	12	22	23	136	134	259

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q3 2015	0	0.0	0	0.0	2	20.0	5	50.0	3	30.0	10	-	371,900
Q3 2014	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Year-to-date 2015	0	0.0	1	4.2	7	29.2	10	41.7	6	25.0	24	-	327,677
Year-to-date 2014	0	0.0	1	3.8	7	26.9	10	38.5	8	30.8	26	-	259,209
Stratford Town													
Q3 2015	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	-	-
Q3 2014	0	0.0	0	0.0	2	22.2	3	33.3	4	44.4	9	-	366,400
Year-to-date 2015	0	0.0	0	0.0	3	12.0	15	60.0	7	28.0	25	-	331,605
Year-to-date 2014	0	0.0	0	0.0	6	22.2	9	33.3	12	44.4	27	-	364,515
Cornwall Town													
Q3 2015	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	-	-
Q3 2014	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	-	-
Year-to-date 2015	0	0.0	2	14.3	9	64.3	1	7.1	2	14.3	14	-	337,400
Year-to-date 2014	1	8.3	2	16.7	4	33.3	2	16.7	3	25.0	12	-	-
Remainder of the CA													
Q3 2015	2	13.3	1	6.7	6	40.0	3	20.0	3	20.0	15	-	-
Q3 2014	2	18.2	3	27.3	3	27.3	3	27.3	0	0.0	11	-	-
Year-to-date 2015	3	7.3	5	12.2	13	31.7	14	34.1	6	14.6	41	-	279,750
Year-to-date 2014	3	9.7	6	19.4	12	38.7	7	22.6	3	9.7	31	-	-
Charlottetown CA													
Q3 2015	2	5.9	1	2.9	15	44.1	9	26.5	7	20.6	34	250,000	292,439
Q3 2014	3	10.3	5	17.2	7	24.1	7	24.1	7	24.1	29	300,000	304,100
Year-to-date 2015	3	2.9	8	7.7	32	30.8	40	38.5	21	20.2	104	270,000	300,454
Year-to-date 2014	4	4.2	9	9.4	29	30.2	28	29.2	26	27.1	96	280,000	311,678

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2015						
Submarket	Q3 2015	Q3 2014	% Change	YTD 2015	YTD 2014	% Change
Charlottetown City	371,900	-	n/a	-	-	n/a
Stratford Town	-	366,400	n/a	355,400	383,425	-7.3
Cornwall Town	-	-	n/a	337,400	-	n/a
Remainder of the CA	-	-	n/a	279,750	-	n/a
Charlottetown CA	292,439	304,100	-3.8	320,323	344,694	-7.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Third Quarter 2015			Third Quarter 2014			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	200	192,413	344	174	200,187	322	14.9%	-3.9%	6.8%
District 4	82	211,301	128	71	208,065	126	15.5%	1.6%	1.6%
District 5	34	150,473	76	33	165,376	55	3.0%	-9.0%	38.2%
District 6	41	166,005	58	31	169,226	63	32.3%	-1.9%	-7.9%
District 7	43	217,372	82	39	239,910	78	10.3%	-9.4%	5.1%
Summerside CA	65	134,906	151	64	118,334	142	1.6%	14.0%	6.3%
Total	265	178,308	495	238	178,176	464	11.3%	0.1%	6.7%

Submarket	Year-to-date 2015			Year-to-date 2014			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	476	201,099	973	452	203,715	1021	5.3%	-1.3%	-4.7%
District 4	185	212,909	375	203	214,088	410	-8.9%	-0.6%	-8.5%
District 5	92	163,728	192	89	165,358	183	3.4%	-1.0%	4.9%
District 6	77	167,207	151	56	162,555	157	37.5%	2.9%	-3.8%
District 7	122	233,168	255	104	238,456	271	17.3%	-2.2%	-5.9%
Summerside CA	174	132,837	440	142	134,110	397	22.5%	-0.9%	10.8%
Total	650	182,826	1413	594	187,076	1418	9.4%	-2.3%	-0.4%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
**District 4: Charlottetown City, Spring Park & West Royalty
**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks
**District 6: Cornwall, North River & Winsloe
**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators
Third Quarter 2015

		Interest Rates			NHPI, Total, Charlottetown CMA 2007=100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	103.1	128.4	74.2	10.9	69.2	745
	February	595	3.14	5.24	102.7	129.2	74.2	11.0	69.2	761
	March	581	3.14	4.99	102.3	130.0	73.6	11.2	68.7	770
	April	570	3.14	4.79	102.3	129.6	72.9	11.2	68.2	771
	May	570	3.14	4.79	102.2	129.7	73.7	12.2	69.7	756
	June	570	3.14	4.79	101.9	129.6	73.9	9.9	67.9	751
	July	570	3.14	4.79	101.8	129.6	74.1	9.3	67.7	751
	August	570	3.14	4.79	101.8	129.4	74.4	9.4	68.0	749
	September	570	3.14	4.79	101.6	129.7	74.1	9.6	67.9	750
	October	570	3.14	4.79	101.6	129.8	74.5	9.3	68.1	754
	November	570	3.14	4.79	101.4	128.6	74.3	10.4	68.7	759
	December	570	3.14	4.79	101.8	127.5	73.1	11.1	68.1	765
2015	January	570	3.14	4.79	101.8	126.3	74	10.2	68.3	767
	February	567	2.89	4.74	101.8	127.7	74.1	10.1	68.3	773
	March	567	2.89	4.74	102.1	129.2	73.6	11.0	68.5	779
	April	561	2.89	4.64	103.1	128.4	73.2	10.5	67.7	786
	May	561	2.89	4.64	102.9	129.1	72.5	11.0	67.5	787
	June	561	2.89	4.64	102.7	129.7	73.0	11.1	67.9	778
	July	561	2.89	4.64	102.7	129.7	72.2	11.6	67.6	771
	August	561	2.89	4.64	102.6	129.6	72.2	10.8	66.8	764
	September	561	2.89	4.64		128.9	73.7	9.3	67.2	766
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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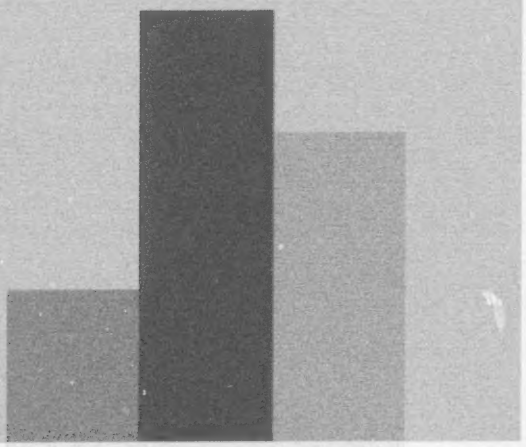

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